



Building Type:	Office, Industrial
Available SF:	15,625
Total SF:	15,625
Number of Stories:	2
Ceiling Peak:	16 Ft.
Zoning:	Urban / Commercial
Year Built:	1997
Sale Price:	\$1,495,000
Last Updated:	Jul 15, 2025

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

Generations by Great Lakes located at 1501 35th Ave W, Spencer, Iowa 51301 is a 10,000 SQFT rigid steel framed warehouse ceiling peak 16 to 20 FT constructed in 1997. A 5,625 SQFT addition to the West completed in 2000, with a 2nd story approx. 4,000 SQFT with storage deck and 3 offices. In 2016 the office space was completely remodeled to include a reception area, 25 individual offices, a conference room that seats 10, a full kitchen, rest rooms, concrete parking lot, 3 stall detached garage and 60 kW solar panel array. Total Square Feet: Office - 8,125 SQFT and Warehouse - 7,500 SQFT. Site Size (acres): 230 ft x 450 ft = 2.37 acres Spencer, Iowa is a charming and historic town in the heartland with a population base of approximately 11,500 (2024). It is the county seat of Clay County and is located at the confluence of the Little Sioux and Ocheyan rivers. The annual Clay County Fair, draws over 300,000 visitors. Spencer offers a variety of local shops, boutiques and restaurants. It's a place where neighbors become friends. The low cost of living allows residents to enjoy a high quality of life in a warm and inviting community.

Population

	14,896 10 Mile Radius	37,880 20 Mile Radius	201,675 50 Mile Radius
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Source: ESRI®, 2025

Households

	6,565 10 Mile Radius	16,983 20 Mile Radius	80,738 50 Mile Radius
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Source: ESRI®, 2025

Transportation

Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Darren Wisniski
Rail Contact Phone: 402-672-1983
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